

# **BOARD APPROVED JANUARY 3, 2008**

**Kentucky Board of Home Inspectors  
101 Sea Hero Road, Suite 100  
Frankfort, Kentucky 40601-5405**

**Ray Sandbek, Chairman  
Ralph Wirth, Vice Chairman**

**Board Meeting  
December 4, 2007  
9:00 am**

## **Minutes**

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### **Board Members Attending:**

Ray Sandbek, Chairman  
Ralph Wirth, Vice Chairman  
Richard W. Flora  
Jo Gawthrop

D. Michael Green  
Michael A. Patton  
Terry M. Slade (Proxy)  
Linda L. Swearingen  
William J. Welty Sr.

### **Staff Attending:**

Dawna King, BCE

### **Meeting Called to Order**

Mr. Sandbek called the meeting to order.

Reviewed and discussed previous minutes. Discussion. Noted typographical change. Mr. Wirth made the motion to approve minutes with the noted changes. Mr. Welty seconded the motion. Motion carried, all concurred.

## **New Business**

Detailed discussion Advisory Bulletins. Also discussed the Standards of Practice for Kentucky Home Inspectors. Discussed the Heat Exchanger. Discussed putting together an Advisory Bulletin between KBHI and the HVAC about the Heat Exchanger.

Legislative Board Regulations changes have been pre-filed with LRC. Senator Tapp questioned “Fines”. Senator Tapp does not want the board to levy “fines” to home inspectors. Discussed disciplinary measures for home inspectors.

Reviewed November Renewals. HI-2167 Shannon T. Combs, Brandenburg, KY; HI-2204 David P. Krages, Louisville, KY and HI-2155 William M. Pearson, Richmond KY. These licensees did not renew by November 30, 2007. Mr. Wirth made the motion to send out expiration letters. Mr. Green seconded. Motion carried, all concurred.

Reviewed new applications. Randy R. Conrad, Evansville, IN and John Gandee, Thorn Hill, TN. Mr. Green made a motion to approve these applicants approved contingent upon submitting the lacking information. Mr. Welty seconded the motion. Motion carried, all concurred. Juan C. Melendez, Mt. Sterling, KY was approved as a licensed home inspector.

Discussed ASHI Chapter 50 new instructor Betty Whitaker. Mr. Wirth made the motion to approved the new instructor for ASHI Chapter 50. Mrs. Swearingen seconded the motion.

## **Technical Difficulties**

Discussed Advertisement. Discussed Home Inspection Services advertisement. Mr. Chandler needs to remove Mr. Pike from his advertisement. Mr. Pike does not have a Home Inspector License Mr. Pike is a licensed Electrician. Mr. Wirth made the motion to send a letter to Mr. Chandler and Mr. Pike. Mr. Patton seconded the motion. Motion carried, all concurred.

Compliance Review Committee discussed the CRC Process.

Discussed home inspectors and a Kentucky Standards of Practice.

Reviewed the Initial Application and made several changes.

## **Break for Lunch**

Continued review of the Initial Application. More changes made.

Compliance Review Committee Ralph Wirth, Richard Flora and Linda Swearingen served as the CRC committee because the other CRC members were not in attendance. Mr. Welty made the motion to approve these board members to serve as the CRC members. Mr. Slade seconded the motion. Motion carried, all concurred. The CRC reviewed Nancy Walters Anchorage, KY verses Robert English HI-2161 Case Number HIC-07-10-23-03. CRC found that Mr. English is in violation of the Standards of Conduct Regulation 815 KAR 6:030 Section 2 10A. Mr. English gave misleading information in regards to an alleged gas leak.

Discussed the board's actions. Mr. English will be required to attend a 6 training class in Report Writing, be more familiar with his equipment and make restitution to the seller. Mr. Welty made the motion to send this home inspector a letter noting the board actions against him. Mr. Slade seconded the motion. Motion carried, all concurred.

Compliance Review Committee Case Number HIC-07-10-05-01 Patrick O'Bryan verses Steve Keeney, Professional Learning Institute4U. CRC found that this complaint is outside of the committee's jurisdiction.

Mrs. Swearingen made the motion to go into executive session. Mr. Slade seconded the motion. Motion carried, all concurred.

### **Executive Session**

### **Regular Session**

Discussed appointing a special committee for Complaint Case Number HIC-07-10-16-02 for further review. Ralph Wirth, Linda Swearingen and William J. Welty Sr. to review this compliant case. Mr. Patton made the motion to approve this committee. Mr. Flora seconded the motion. Motion carried, all concurred.

More revisions to the Initial Application

### **Adjournment**

Mr. Wirth made motion to adjourn meeting. Mr. Welty seconded motion. Motion carried, all concurred. Next meeting is scheduled for January 3, 2008, 9:00 am at the Office of Housing, Buildings & Construction, 101 Sea Hero Road, Suite 100, Frankfort, Kentucky 40601-5405.